

ARTICLE IV: DEVELOPMENT SERVICES DEPARTMENT

DESCRIPTION	AMOUNT/UNIT	EFF. DATE	ESTABLISHED BY
BUILDING SERVICES DIVISION			
BUILDING PERMIT FEES:			
COMMERCIAL PERMIT FEES:			
First \$500	\$25.00	11/1/2009	Resolution No. 09-6652
Next \$1,500	\$2.25 per \$100	11/1/2009	Resolution No. 09-6652
Next \$23,000	\$11.50 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$25,000	\$8.50 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$25,000	\$6.25 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$25,000	\$5.25 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$400,000	\$4.50 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$500,000	\$3.75 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$1,000,000	\$2.25 per \$1,000	11/1/2009	Resolution No. 09-6652
<i>* Note: Determination of valuation for new buildings and additions is based on the application of the Department's local modifier table to the 2009 Commercial Valuation Data Table published by the International Code Council resulting in Form BLF194. Valuation for alterations and repairs shall be the total cost of labor and materials. See Resolution No. 09-6660.</i>			
<i>* Additional fees will not be charged for electrical, plumbing, mechanical and concrete permits issued in conjunction with a building permit for new construction, additions or remodeling.</i>			
<i>* There shall be no plan review fee unless an application or permit is withdrawn after completion of the review, in which case the fee shall be 20% of the calculated building permit. If the property is located in the Special Redevelopment Area (SRA) issued building permits are exempt from building permit fee. However, if the permit is withdrawn after completion of the review, the plan review fee will be charged based on the same method of calculation for other building permits.</i>			
RESIDENTIAL PERMIT FEES:			
Finished living space	\$0.46 per square foot	11/1/2009	Resolution No. 09-6652
Decks, porch and patio covers, carports and unfinished basements	\$0.14 per square foot	11/1/2009	Resolution No. 09-6652
Garages and sheds	\$0.14 per square foot	11/1/2009	Resolution No. 09-6652
Unfinished to finished	\$0.33 per square foot	11/1/2009	Resolution No. 09-6652
<i>*All fees round down to the nearest dollar.</i>			
<i>*For remodeling, the determination of value shall be the total cost of labor and materials and fees shall be determined by the commercial fee schedule</i>			
<i>*Additional fees will not be charged for electrical, plumbing, mechanical and concrete permits issued in conjunction with a building permit for new construction, additions or remodeling.</i>			
<i>*Residential is defined as one or two family dwellings and associated accessory structures</i>			
REFUNDS:			
Permit Fee Refunds	Max of 80%	1/1/2004	Resolution No. 03-5968
OTHER INSPECTION FEES:			
Demolition (All Buildings)	\$40.00	6/1/2007	Resolution No. 06-6321
Outside Business Hours (1 hr min.)	\$40.00 per hour	6/1/2007	Resolution No. 06-6321
TCO Inspections (1st time - no charge)	\$40.00 per hour (per dept.)	6/1/2007	Resolution No. 06-6321
Re-inspection (1/2 hr min.)	\$40.00 per hour	6/1/2007	Resolution No. 06-6321
Investigation Fee	Equal to permit	4/1/2001	Resolution No. 01-5695

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PLUMBING/ELECTRICAL/MECHANICAL/MANUFACTURED HOME PERMITS:

Permit	\$25.00	11/1/2009	Resolution No. 09-6652
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Separate permit fee applies for each category.

MISCELLANEOUS PERMITS:

Sign - Wall & Ground	\$25.00 + \$1 per sq. ft.	11/1/2009	Resolution No. 09-6652
Sign - Pole & Pylon	\$25.00 + \$1.50 per sq. ft.	11/1/2009	Resolution No. 09-6652
Temporary Use	\$25.00	11/1/2009	Resolution No. 09-6652
Occupancy Certificate	\$60.00	11/1/2009	Resolution No. 09-6652
<i>(Without building permit)</i>		11/1/2009	Resolution No. 09-6652
Home Occupation	\$25.00	11/1/2009	Resolution No. 09-6652
Building Moving Base Charge	\$100.00	6/1/2007	Resolution No. 06-6321
Building Moving Over Two Miles	\$50 per mile	6/1/2007	Resolution No. 06-6321
Egress Window	\$25.00	1/1/2009	Resolution No. 08-6553
Portable Pool	\$25.00	1/1/2009	Resolution No. 08-6553
Fence <i>(over 6-foot)</i>	\$25.00	1/1/2010	Resolution No. 09-6660

*** ALL PERMITS ARE FOR EACH UNLESS OTHERWISE SPECIFIED ***

NEIGHBORHOOD SERVICES DIVISION

Administration Fee - See Article IX - Miscellaneous

Lot Mowing (Not contracted)*

Nuisance Abatement (Not contracted)*

* Lot Mowing and Nuisance Abatements that are performed by City Staff see fees under Public Works, Street Division.

PLANNING

<u>Administrative Permit</u>	\$127.50 each	11/1/2009	Resolution No. 09-6652
<u>Appeal to Board of Zoning Appeals</u>	\$102.50 each	11/1/2009	Resolution No. 09-6652
<u>Conditional Use Permit</u>			
Within Existing Structure	\$127.50 each	11/1/2009	Resolution No. 09-6652
Within Proposed Structure	\$205 each	11/1/2009	Resolution No. 09-6652
<u>Map Amendment</u>			
Commercial & Industrial			
Over 5 acres	\$460.00 each	11/1/2009	Resolution No. 09-6652
5 acres or less	\$390.00 each	11/1/2009	Resolution No. 09-6652
Residential and Other			
Over 5 acres	\$390.00 each	11/1/2009	Resolution No. 09-6652
5 acres or less	\$307.50 each	11/1/2009	Resolution No. 09-6652

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DESCRIPTION	AMOUNT/UNIT	EFF. DATE	ESTABLISHED BY
<u>Planned Commercial District</u>	\$412.00 each	11/1/2009	Resolution No. 09-6652
Final Site Plan	\$155.00m each	11/1/2009	Resolution No. 09-6652
<u>Planned Development District</u>			
Preliminary Plans	\$460.00 each	11/1/2009	Resolution No. 09-6652
Final Plans	\$155.00 each	11/1/2009	Resolution No. 09-6652
<u>Special Permit</u>	\$255.00 each	11/1/2009	Resolution No. 09-6652
Flea Market Special Permit	\$127.50 each	11/1/2009	Resolution No. 09-6652
<u>Subdivision Plats:</u>			
Preliminary Plans	\$250 + \$4 per lot	11/1/2009	Resolution No. 09-6652
Final Plans	\$150 + \$1.75 per lot	2/1/2010	Resolution No. 10-6698
<i>For subdivision outside but within 1 mile of the city limits, the fee is one-half of the amount shown for both preliminary and final plats.</i>			
<u>Variances</u>			
Administrative	\$78.00 each	11/1/2009	Resolution No. 09-6652
Board of Zoning Appeals	\$150.00 each	11/1/2009	Resolution No. 09-6652
<u>Zoning Ordinance</u>			
Text Amendment	\$230.00 each	11/1/2009	Resolution No. 09-6652
<u>Miscellaneous</u>	\$77.50 each	11/1/2009	Resolution No. 09-6652
Lot Splits	\$52.50 each	11/1/2009	Resolution No. 09-6652
Flood Plain Development Permit	\$26.00 each	11/1/2009	Resolution No. 09-6652
Zoning Certification Certificate	\$52.00 each	11/1/2009	Resolution No. 09-6652
Heritage Conservation Designation			
District	\$205.00	11/1/2009	Resolution No. 09-6652
Landmark	\$52.00	11/1/2009	Resolution No. 09-6652

Applications not elsewhere specified pay Miscellaneous fee.

PARTIAL WAIVER OF PLANNING AND ZONING FEES:

Planning and zoning fees in excess of direct out-of-pocket expenses shall be waived for not for profit organizations who's primary mission is to provide social services to low and moderate income individuals and families.

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